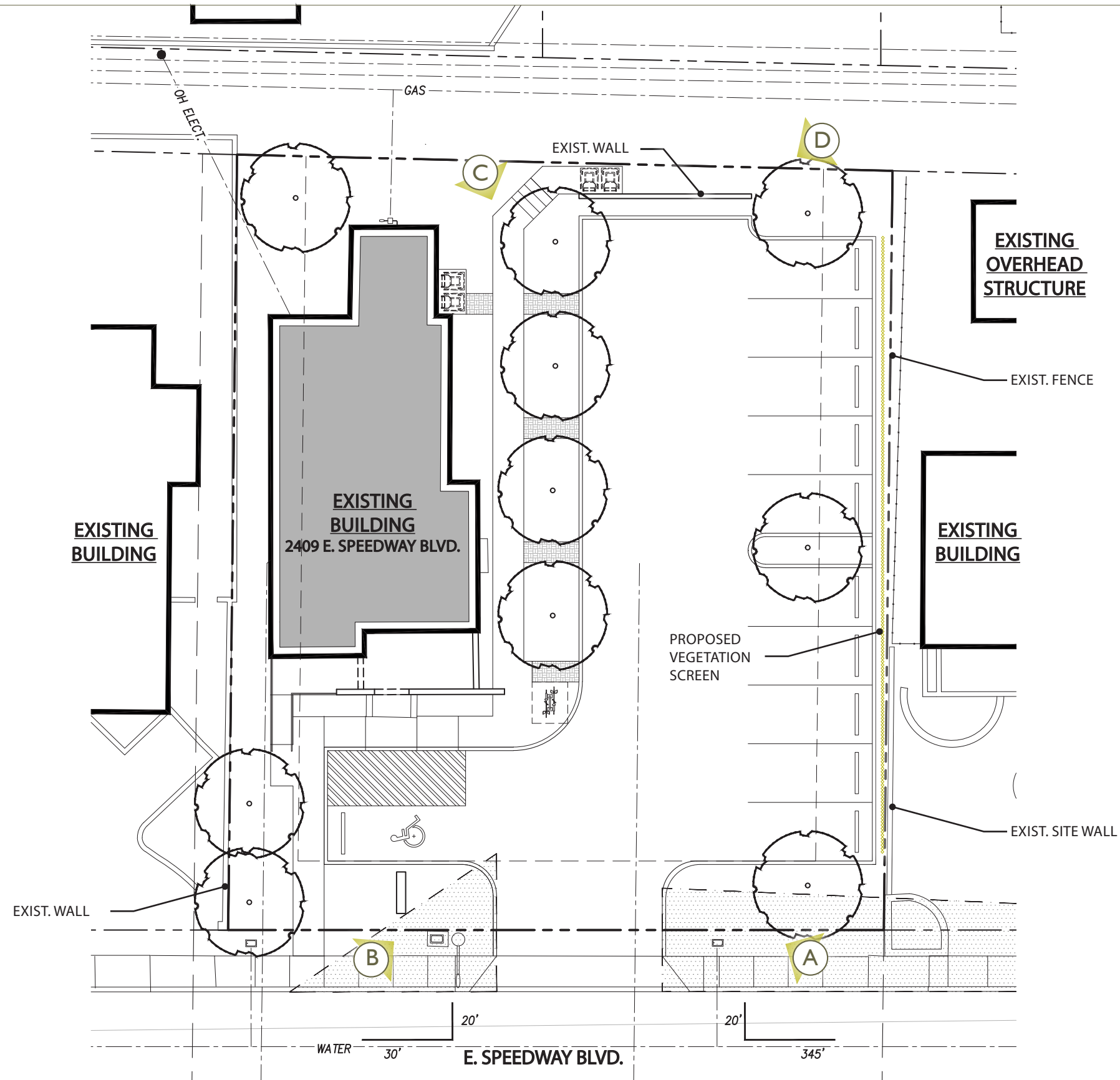


Speedway Offices - Vegetation Substitution,
2409 E Speedway Blvd, Tucson, AZ 85719 :: 02.16.2018





Existing View A



Existing View B



Existing View C



Existing View D



Speedway Offices

2409 E. Speedway Blvd., Tucson, Arizona 85719

Existing Conditions

a.23 studios . 340 S. Convent Rd., Tucson, AZ 85701 . 520 245 4010 . project# 15085



Pyracantha



Pyracantha - On Trellis



Speedway Offices

2409 E. Speedway Blvd., Tucson, Arizona 85719

Samples

a.23 studios . 340 S. Convent Rd., Tucson, AZ 85701 . 520 245 4010 . project# 15085



Lady Banks Rose



Lady Banks Rose - On Trellis

GENERAL NOTES

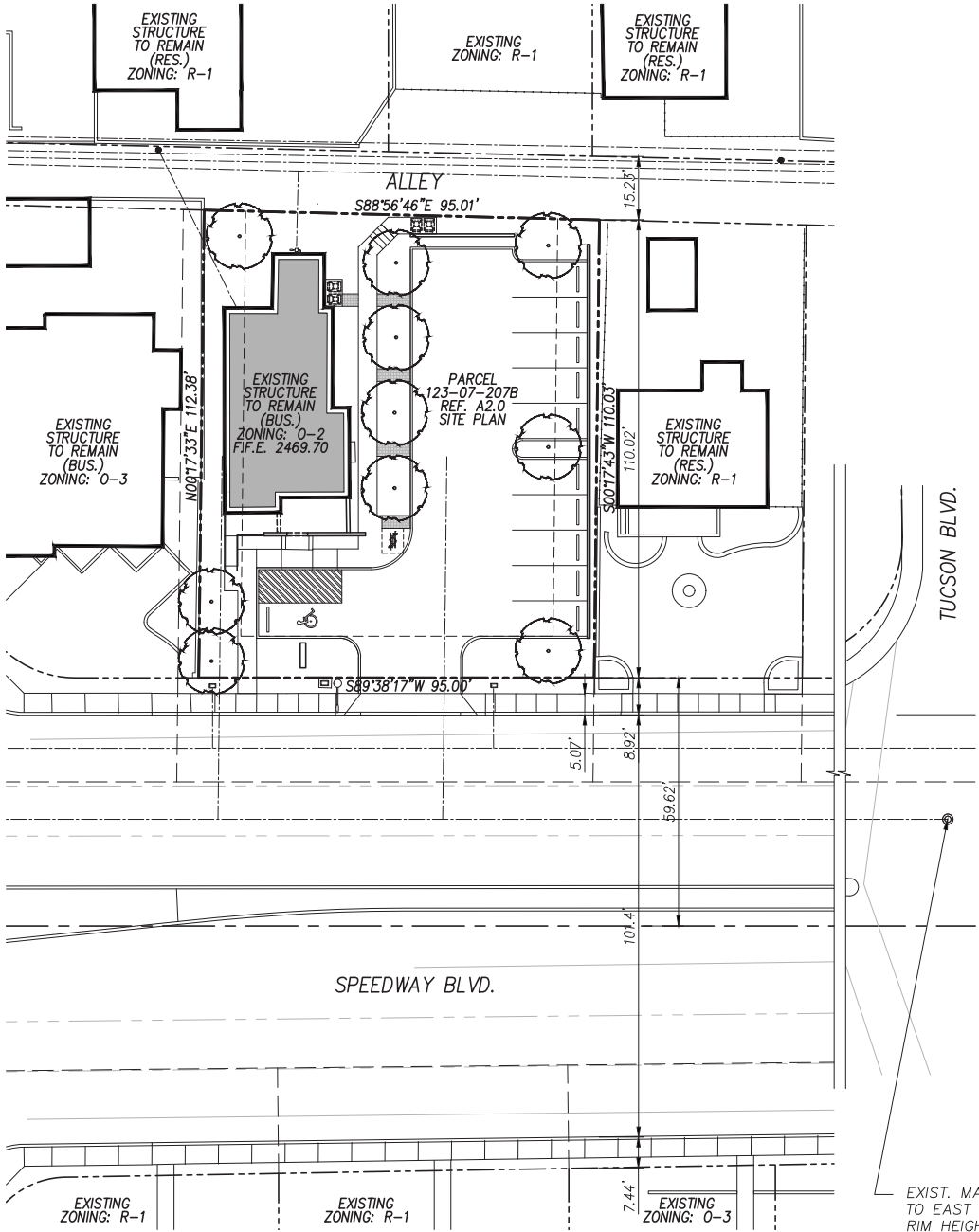
1. EXISTING ZONING IS R-1, PROPOSED ZONING IS O-2. REZONING CASE C9-17-01.
2. THE GROSS AREA OF THE DEVELOPMENT IS 11,168 SQ. FT. OR 0.26 ACRES
3. THE EXISTING USE IS RESIDENTIAL. THE PROPOSED USE OF THIS BUILDING IS ADMINISTRATIVE AND PROFESSIONAL OFFICE OR MEDICAL OUTPATIENT OFFICE (UDC 4.8.5 & 11.3.4.A).
4. FLOOR AREA FOR THE BUILDING IS 1,482 SF.
5. PROPERTY IS IN THE BLENMAN-ELM HISTORIC DISTRICT.
6. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
7. DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS SITE PLAN.
8. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES WHERE OCCURS IN ACCORDANCE WITH SEC.10-01.5.0, SITE VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
9. THIS PROJECT WILL USE/MODIFY EXISTING DRIVEWAYS AND PROPOSES NO NEW ACCESS INGRESS/EGRESS.
10. IT IS THE OWNERS RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREA CLEAR OF VEGETATION AT ALL TIMES WHERE OCCURS.
11. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
12. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
13. THE OWNER UNDERSTANDS THAT IF THE CITY OF TUCSON TRANSPORTATION DEPARTMENT OR ANY UTILITY COMPANY NEEDS TO WORK WITHIN THE ROW (RIGHT OF WAY) IN THE LANDSCAPED AREA, PLANTS AND IRRIGATION MAY BE DESTROYED WITHOUT REPLACEMENT OR REPAIR.
14. THE OWNER TAKES FULL LIABILITY FOR THIS LANDSCAPE AND IRRIGATION, AND ANY DAMAGE TO ROADWAY, SIDEWALK AND UTILITIES.
15. THE ONLY PRIVATE IRRIGATION EQUIPMENT THAT IS ALLOWED WITHIN THE ROW ARE LATERAL LINES, TUBING AND EMITTERS THAT ARE NOT UNDER CONSTANT PRESSURE. ALL OTHER EQUIPMENT MUST BE ON PRIVATE PROPERTY. (EXCLUDING WATER METER)
16. ANY WASTEWATER DISCHARGE INTO THE PUBLIC SANITARY SEWERAGE SYSTEM SHALL MEET THE REQUIREMENTS OF PIMA COUNTY ORDINANCE NO. 1991-140, OR AS AMENDED.
17. ON-SITE SANITARY SEWERS, EXCEPT PUBLIC SEWERS WITHING PUBLIC SEWER EASEMENTS OR RIGHTS-OF-WAY, WILL BE PRIVATE AND WILL BE CONSTRUCTED, OPERATED, AND MAINTAINED ON A PRIVATE BASIS. THE LOCATION AND METHOD OF CONNECTION TO AN EXISTING PUBLIC SANITARY SEWER IS SUBJECT TO REVIEW AND APPROVAL BY THE PIMA COUNTY WASTEWATER MANAGEMENT DEPARTMENT AT THE TIME OF SUBMITAL OF PLUMBING OR BUILDING PLANS.
18. THIS PROJECT IS DESIGNED TO MEET THE OVERLAY ZONE(S) CRITERIA, UDC ARTICLE 5.4 MAJOR STREETS AND ROUTES SETBACK ZONE (MS&R).

CONDITIONS OF REZONING (C9-17-01):

1. A DEVELOPMENT PACKAGE IN SUBSTANTIAL COMPLIANCE WITH THE PRELIMINARY DEVELOPMENT PLAN, DATED JANUARY 16, 2017, AND REQUIRED REPORTS, ARE TO BE SUBMITTED AND APPROVED IN ACCORDANCE WITH THE ADMINISTRATIVE MANUAL, SECTION 2-06.
2. THE PROPERTY OWNER SHALL EXECUTE A WAIVER OF POTENTIAL CLAIMS UNDER A.R.S. SEC. 12-1134 FOR THIS ZONING AMENDMENT AS PERMITTED BY A.R.S. SEC. 12-1134 (I) IN THE FORM APPROVED BY THE CITY ATTORNEY AND TITLED "AGREEMENT TO WAIVE ANY CLAIMS AGAINST THE CITY FOR ZONING AMENDMENT". THE FULLY EXECUTED WAIVER MUST BE RECEIVED BY THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT BEFORE THE ITEM IS SCHEDULED FOR MAYOR AND COUNCIL ACTION.
3. HISTORIC OR PREHISTORIC FEATURES OR ARTIFACTS DISCOVERED DURING FUTURE GROUND DISTURBING ACTIVITIES SHOULD BE REPORTED TO THE CITY OF TUCSON HISTORIC PRESERVATION OFFICER. PURSUANT TO A.R.S. 41-865 THE DISCOVERY OF HUMAN REMAINS AND ASSOCIATED OBJECTS FOUND ON PRIVATE LANDS IN ARIZONA MUST BE REPORTED TO THE DIRECTOR OF ARIZONA STATE MUSEUM.
4. ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT SHALL BE AT NO EXPENSE TO THE PUBLIC.
5. FIVE YEARS ARE ALLOWED FROM THE DATE OF INITIAL AUTHORIZATION TO IMPLEMENT AND EFFECTUATE ALL CODE REQUIREMENTS AND CONDITIONS OF REZONING.
6. HOURS OF OPERATIONS SHALL BE BETWEEN 7:00 A.M. AND 7:00 P.M. ON MONDAY THROUGH FRIDAY, AND 8:00 A.M. TO 6:00 P.M. ON SATURDAY AND SUNDAY.
7. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM SURROUNDING ROADWAYS AND PROPERTIES.
8. ALL WALLS VISIBLE FROM A PUBLIC RIGHT-OF-WAY AND/OR ADJACENT TO EXISTING RESIDENTIAL DEVELOPMENT, ARE TO BE GRAFFITI-RESISTANT AND INCORPORATE ONE (1) OR MORE VISUALLY APPEALING DESIGN TREATMENTS, SUCH AS THE USE OF TWO (2) OR MORE DECORATIVE MATERIALS LIKE STUCCO, TILE, STONE, OR BRICK; A VISUALLY INTERESTING DESIGN ON THE WALL SURFACE; VARIED WALL ALIGNMENTS, UOG, CURVE, NOTCH, SETBACK, ETC.); AND/OR TREES AND SHRUBS IN VOIDS CREATED BY THE WALL VARIATIONS.
9. SIX (6) INCH WIDE MASONRY BLOCK OR GREATER SHALL BE USED FOR PERIMETER WALLS.

Site Plan
FOR
SPEEDWAY OFFICE

2409 E. SPEEDWAY BLVD., TUCSON, AZ 85719



OVERALL SITE PLAN
SCALE 1"=20'

OWNER/DEVELOPER

JET TO THE PROMISED LAND LLC
P.O. BOX 43025
TUCSON, AZ 85733
P. 520.609.6093
CONTACT: PHIL LIPMAN

ARCHITECT

a.23 STUDIOS
340 S. CONVENT AVE.
TUCSON, AZ 85701
CONTACT: BURAK BEKAT, RA #54899
PHONE: 520.245.4010

CIVIL ENGINEER

SANTORO ENGINEERING CO.
1221 N. NEW DAWN AVE.
ORO VALLEY, AZ 85755
CONTACT: GREG SANTORO, P.E. #31066
PHONE: 808.772.9450

LANDSCAPE

JOHN HUCKO - LANDSCAPE ARCHITECT LLC
5236 N. STONEHOUSE PL.
TUCSON, AZ 85750
CONTACT: JOHN HUCKO, L.A. #18943
PHONE: 520.400.8529

PARKING CALCULATIONS

1. USE = ADMIN. AND PROFESSIONAL OFFICE
PARKING REQUIRED: 1 SPACE PER 300 SF
A. TOTAL AREA=1,482 / 300 =5
B. TOTAL REQUIRED = 5 SPACES
C. TOTAL PROVIDED = 11 SPACES
D. ACCESSIBLE VEHICLE PARKING:
1 VAN ACCESSIBLE SPACE REQUIRED
1 VAN ACCESSIBLE PROVIDED

4. BICYCLE PARKING
= 2 SHORT TERM REQUIRED & PROVIDED
= NO LONG TERM REQUIRED OR PROVIDED

PLUMBING SITE NOTES

1. SITE BUILDINGS ARE SERVED FROM AN EXISTING 3/4" WATER SERVICE LINE FED FROM ONE EXISTING 1.5" WATER METER AND ONE EXISTING REDUCED PRESSURE BACKFLOW PREVENTER LOCATED NEAR THE SOUTH PROPERTY LINE.
2. THERE ARE NO CHANGES TO THE EXISTING WATER METER AS A PART OF THIS PROJECT. THE EXISTING WATER METER IS TO REMAIN AS IS.
3. EXISTING 1.5" WATER METER NUMBER 21050023 PER TUCSON WATER.

SITE DATA:

1. TAX ID: 123-07-207B
2. CURRENT ZONING= R-1, NEW ZONING= O-2
3. SITE AREA= 11,168 SQ. FT., 0.26 ACRES
4. PARKING REQUIRED: 5 SPACES
5. PARKING PROVIDED: 11 SPACES
6. LOADING ZONE: NONE REQUIRED, NONE PROVIDED
7. ACCESSIBLE PARKING: 1 REQUIRED, 1 PROVIDED
8. DIMENSIONAL STANDARDS IN O-2 ZONE:
MAXIMUM HEIGHT= 26'
EXISTING HEIGHT= 13'
PERIMETER
NON-RES. ADJACENT TO NON-RES.= 10' OR 3/4(H)
NON-RES. ADJACENT TO RES.= 10' OR 3/4(H)

WASTE STREAM CALCULATIONS

1,482 SF (0.0013) = 2 TONS/YEAR
2 /52 WEEKS/YEAR = 0.0384 TONS/WEEK
0.0384 (2000 LBS/TON) = 77 LBS/WEEK
77 /3 LBS/GAL = 26 GAL/WEEK

SCOPE OF WORK

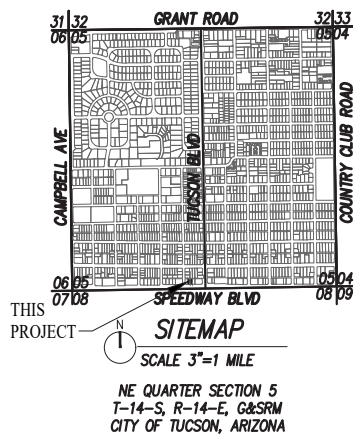
1.0 NEW PARKING, HARDSCAPING AND LANDSCAPING. NO WORK TO EXISTING BUILDING.

LEGAL DESCRIPTION

1. OLSENS AMENDED E45' LOT 10 AND ALL 11 EXC S25' BLK 37

SHEET INDEX

- | | |
|------|----------------------------------|
| A1.0 | COVER SHEET & GENERAL NOTES |
| A2.0 | SITE PLAN & DETAILS |
| C1.0 | GRADING AND EROSION CONTROL PLAN |
| C2.0 | HYDROLOGY PLAN |
| L1.0 | LANDSCAPE PLAN |
| L2.0 | IRRIGATION PLAN |
| L3.0 | LANDSCAPE - IRRIGATION DETAILS |



CODE REVIEW CHECKLIST

CITY OF TUCSON DEVELOPMENT SERVICES DEPARTMENT

JOB ADDRESS: 2409 E. SPEEDWAY ARCHITECT: A23STUDIOS
SIGNATURE: DATE: -

CODE ANALYSIS DATA
TO FACILITATE PLAN REVIEW, ATTACH COMPLETED COPY TO APPLICATION/DRAWINGS
Summary of Governing Regulations

Code	Title	Edition	Local Amendments
Building Code	IBC	2012	YES
Accessibility Code	IBC / ANSI	2013	YES
Mechanical Code	IMC	2012	YES
Electrical Code	NEC	2011	YES
Plumbing Code	IPC	2012	STATE
Fire Prevention Code	IFC	2012	YES
Zoning Code	UDC	2013	-
Energy Conservation Code	IECC	2012	YES
International Fuel Gas Code	IFGC	2012	-
Int. Existing Building Code	IEBC	2012	-

General Building Summary							
Height and Area		EXISTING		EXISTING		EXISTING	
Building	Occupancy Group(s)	Type of Construction	Sprinkler System	Building Area (sq ft)	Building Height (ft/# of Stories)	Actual	Allowable
2409	B	VB	NO	1,482 SQ. FT.	EXISTING	EXISTING	EXISTING
Mixed Occupancy							
Separated Uses							
Fire Area							
A	N/A	C	N/A	E	N/A	G	N/A
B	N/A	D	N/A	F	N/A	H	N/A
Special Uses and Occupancy							
Conditions Applicable							

Allowable Area Calculation	
(Provide additional calculations for each building or separated use)	
Area Modifications (IBC 506)-	THIS PROJECT ONLY- TYPE B OCCUPANCY
Allowable Area per Floor (Aa)	
Tabular Area per Floor (At)	
Area Increase for Frontage (If)	
Area Increase for Sprinklers (Is)	
Building Perimeter Public Way (F)	
Entire Building Perimeter (P)	
Minimum Width of Public Way (W)	
Allowable Area (Aa)	
NOTES	NOT APPLICABLE

Occupant Load and Exiting	
(See table 1003.2.2.2) & (See table 1004.2.1) & (See table 1004.2.4)	
THIS PROJECT ONLY- TYPE B OCCUPANCY	
BUSINESS 1,482 sf / 100 gross = 15 occ	
Number of Exits and exit widths required= PER BUILDING PLANS	
exit signs = N/A	
panic hardware = N/A	
corridor protection = N/A	

Plumbing Fixture Calculations	
Minimum Plumbing Facility (See table 2902.1)	
THIS PROJECT ONLY- TYPE B OCCUPANCY	
PER BUILDING PLANS	



Speedway Offices

2409 E. Speedway Blvd., Tucson, Arizona 85719

Development Plan A1.0

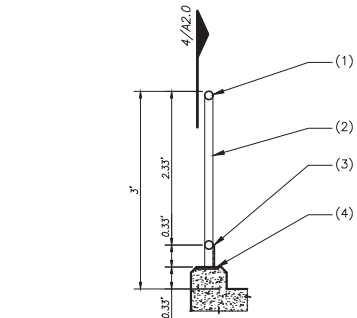
a.23 studios . 340 S. Convent Rd., Tucson, AZ 85701 . 520 245 4010 . project# 15085

KEYNOTES

1. EXISTING 6" VERTICAL CURB.
2. EXISTING SIDEWALK, TYP.
3. EXISTING FENCE
4. ASPHALT
5. PARKING SPACES, TYP., REF. DTL. 2 THIS SHEET.
6. EXISTING WATER METER AND EXISTING BACKFLOW PREVENTER.
7. 8'X20' ACCESSIBLE H.C. PARKING WITH 8'X20' STRIPED ZONE, REF. DTL. 2 THIS SHEET.
8. 4" CONCRETE SIDEWALK.
9. EXISTING UNDERGROUND WATER LINE.
10. EXISTING UNDERGROUND SEWER LINE.
11. EXISTING ELECTRICAL SERVICE ENTRY FROM OVERHEAD LINE.
12. NOT USED.
13. EXISTING UNDERGROUND GAS SERVICE ENTRY.
14. SHORT TERM BICYCLE PARKING SPACES. TYP OF 2, REF. DTL. 1 THIS SHEET.
15. EXISTING BLOCK WALL.
16. MONUMENT SIGN.
17. SITE VISIBILITY TRIANGLE.
18. PEDESTRIAN VISIBILITY TRIANGLE (AT STREET WITH RAISED MEDIAN DIVIDER).
19. EXISTING STREET LIGHT.
20. AUTOMATED PLASTIC CONTAINER (APC) STORAGE AND PICK-UP LOCATIONS.
21. DRAINAGE BASIN.
22. EXISTING POWER POLE.
23. LANDSCAPED AREA WITH 3' WIDE CONCRETE PAVER PATHS, TYP. OF 4.
24. LANDSCAPED AREA.
25. MODIFY EXISTING INGRESS/EGRESS CURB AS SHOWN WITH RAMPS AT BOTH ENDS WITH DETECTABLE WARNING SURFACES AS REQUIRED PER 2010 ADA.
26. 8X8X16 CMU WALL WITH 4X8X16 TOP COURSE TO 5'-0" ABOVE GRADE. PLASTER WITH TEXTURE TO MATCH EXISTING ON SITE BUILDING UP TO 4'-8" HIGH. TOP COURSE TO BE EXPOSED SMOOTH FACE CMU BLOCKS WITH RAKED JOINTS. COLOR AS SELECTED BY OWNER.
27. FOUR CONC. STEPS, 12" RUN X 6" RISE.
28. EXISTING CONC. STEPS, PORCH AND DECORATIVE WALLS TO REMAIN.
29. HANDRAIL AT NEW RAMP, REF. DTL. 3 THIS SHEET.
30. DEPRESSED CURB AND SIDEWALK TO BE LEVEL WITH PARKING PAVEMENT.

KEYNOTES:

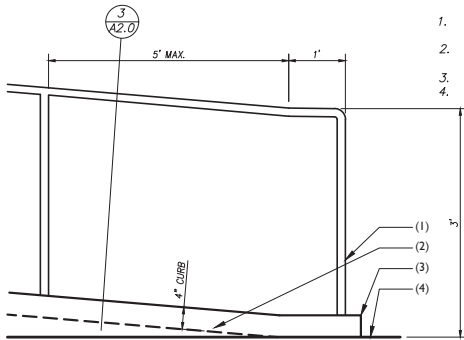
1. 1 1/2" STANDARD PIPE TOP & INTERMEDIATE RAILS - FULLY WELD ALL INTERSECTIONS.
2. 1 1/2" STANDARD PIPE SUPPORT @ 5'-0" O.C. MAX.
3. CONT. 4"x1/4" STEEL PLATE BASE.
4. WELD PIPE SUPPORT TO 4"x6"x" STEEL PLATE W/2-1/2"x4" STUDS EMBEDDED IN CONCRETE PIPE SUPPORTS NOT TO EXCEED 5'-0" O.C.



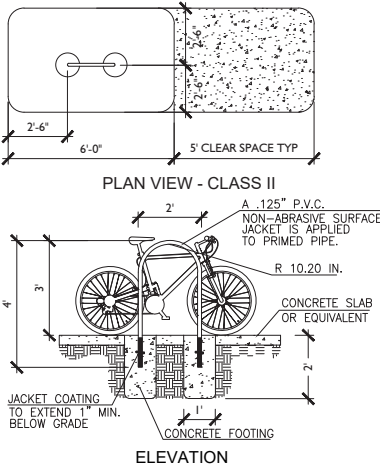
SECTION @ HANDRAIL
3/4" = 1'-0"

KEYNOTES:

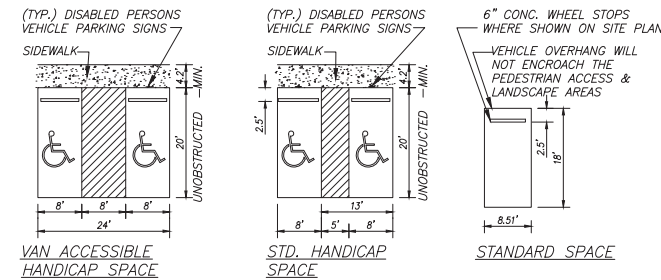
1. 1-1/2" O.D. PIPE HANDRAIL.
2. CONCRETE RAMP, SLOPE 1:12 MAX.
3. 4" CONCRETE CURB.
4. ASPHALT PAVING.



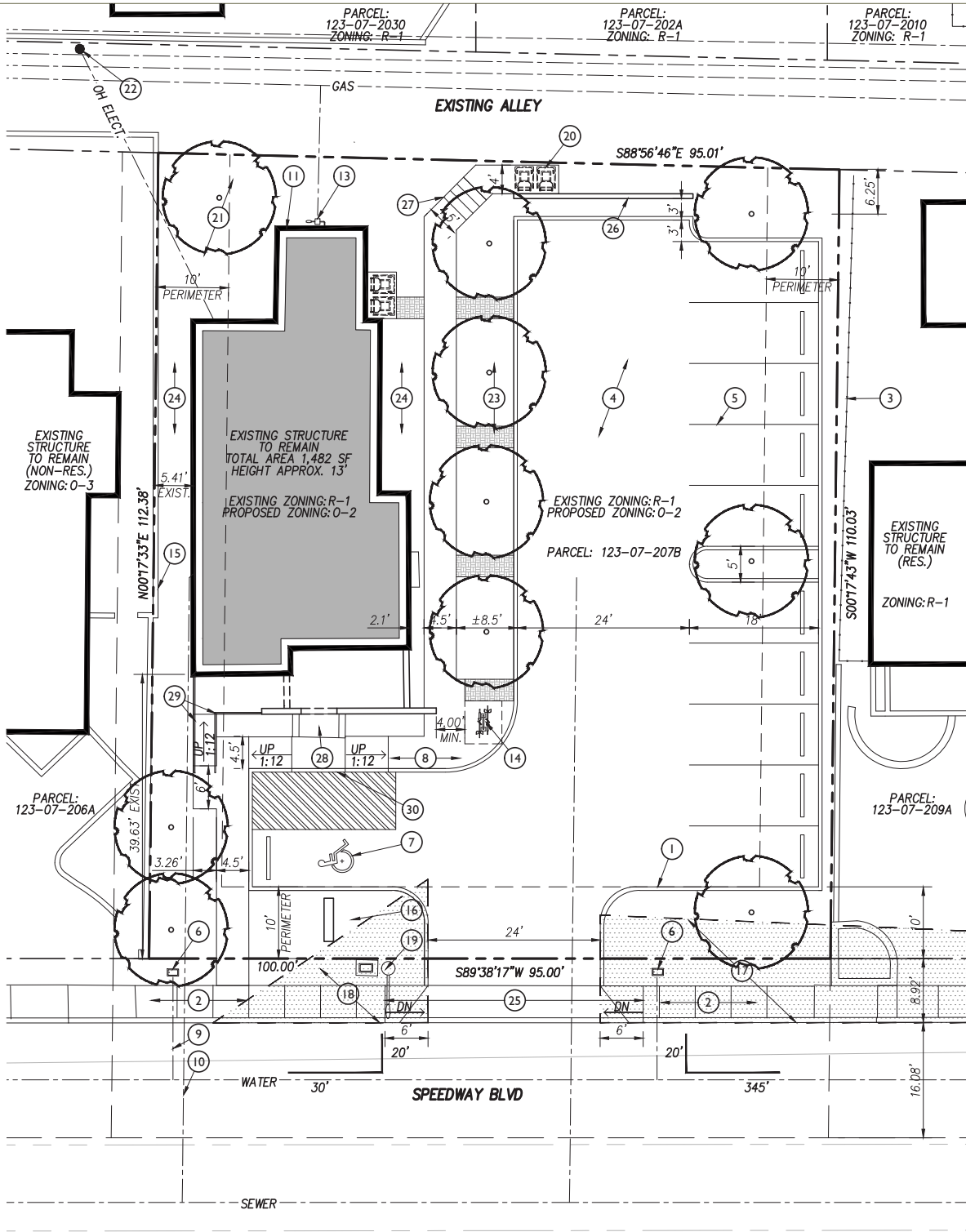
HANDRAIL @ RAMP ELEVATION
3/4" = 1'-0"



BICYCLE RACK, CLASS II
NO SCALE



PARKING SPACE DETAILS
NO SCALE



SITE PLAN
SCALE 1"=10'



Speedway Offices

2409 E. Speedway Blvd., Tucson, Arizona 85719

Development Plan A2.0

a.23 studios . 340 S. Convent Rd., Tucson, AZ 85701 . 520 245 4010 . project# 15085

NOTES:

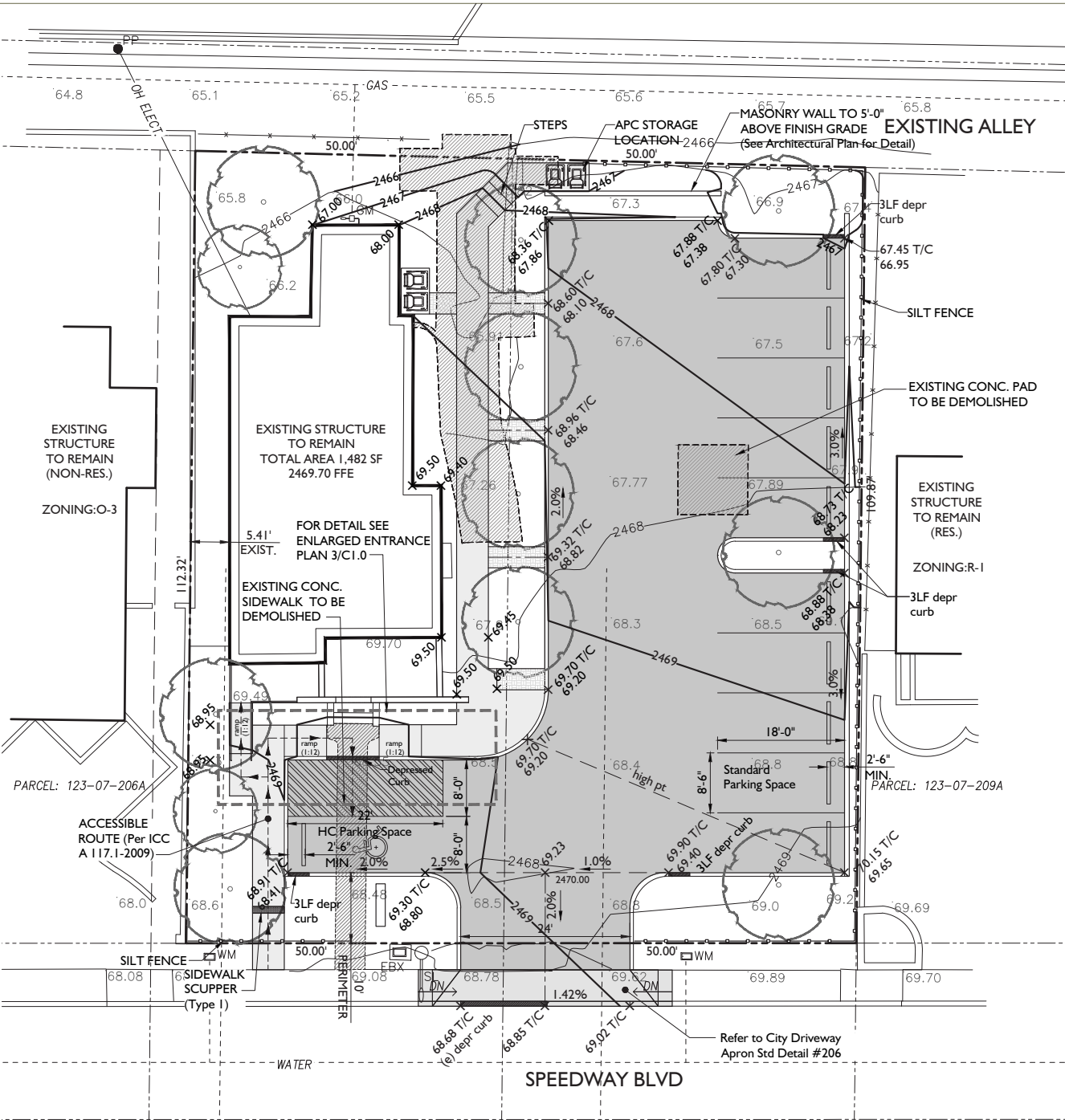
1. THE DRAINAGE PATTERN FOR THE PROPOSED DEVELOPMENT DOES NOT CHANGE FROM EXISTING CONDITIONS; THE MAJORITY OF THE DRAINAGE WILL OUTLET ALONG THE NORTH SIDE OF THE PROPERTY AT THE EXISTING ALLEY, AFTER PASSING THROUGH THE WATER-HARVESTING BASINS/RAIN GARDENS.
2. ALL LANDSCAPED ISLANDS AND THE BASINS LOCATED ALONG THE NORTH AND SOUTH PROPERTY LINES WILL BE USED FOR WATER-HARVESTING WITH A MAXIMUM DEPTH OF 6-INCHES.
3. THE PROJECT SITE IS LOCATED WITHIN A NON-DESIGNATED BASIN AREA.
4. THE WASTEWATER PROVIDER THAT WILL SERVICE THIS DEVELOPMENT IS THE PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPARTMENT (PCRWDR).
5. THE WATER COMPANY THAT WILL SERVICE THIS DEVELOPMENT IS TUCSON WATER.

EROSION AND TEMPORARY DUST CONTROL:

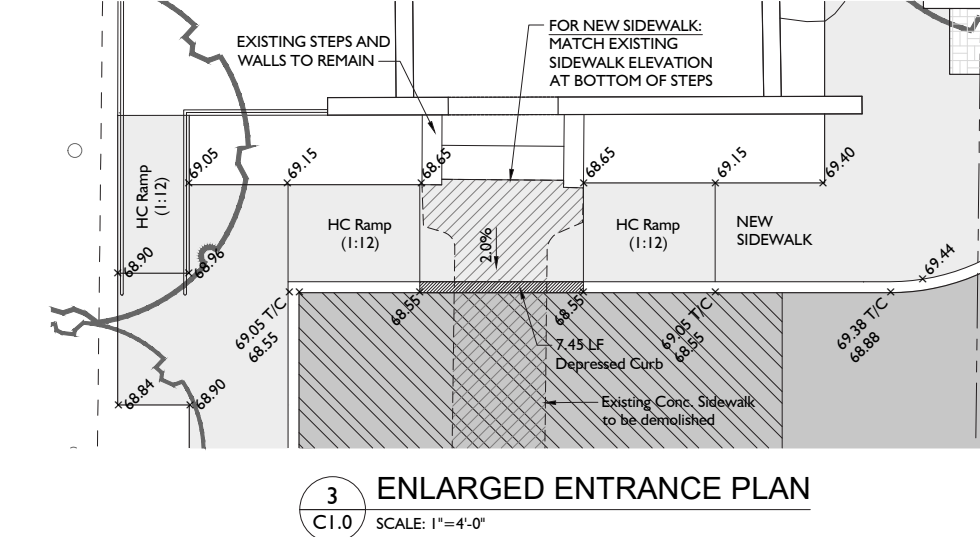
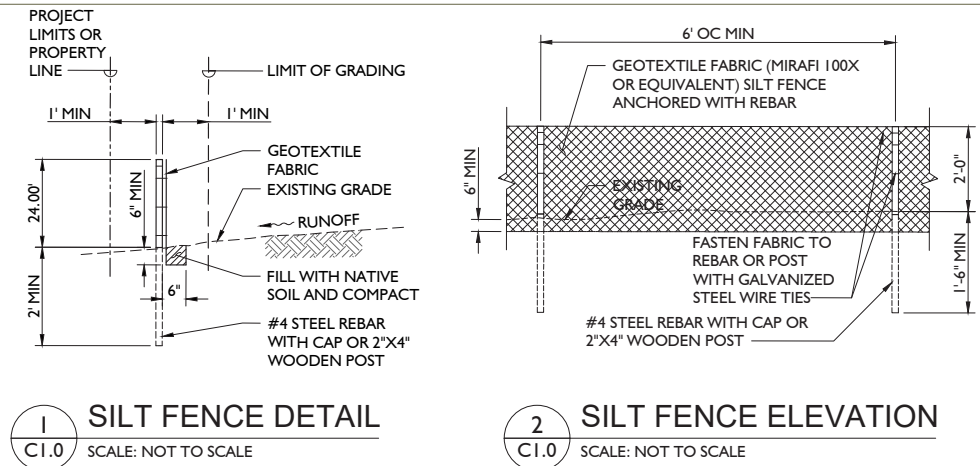
1. DURING CONSTRUCTION, PREVENTATIVE MEASURES SHALL BE USED TO CONTROL FORESEEABLE DUST, EROSION OR SEDIMENTATION PROBLEMS WHICH MAY ARISE AS THE JOB PROGRESSES.
2. FUGITIVE DUST AND SOLID WASTE DISPOSAL DURING GRUBBING AND GRADING ACTIVITIES SHALL MEET REQUIREMENTS OF THE CITY OF TUCSON AND THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY
3. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY.

BEST MANAGEMENT PRACTICES (BMP):

1. THE CONTRACTOR SHALL INSTALL STABILIZED ENTRANCES AT THE INGRESS AND EGRESS LOCATION.
2. INSTALL SILT FENCE.
3. WATER SHALL BE USED TO CONTROL DUST.
4. GRASS SHALL BE PLANTED IMMEDIATELY AS FINAL GRADES ARE ACHIEVED.
5. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY.
6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED BY THE CONTRACTOR AFTER COMPLETION OF THE PROJECT PRIOR TO FINAL ACCEPTANCE OR AS DIRECTED BY THE ENGINEER IN THE FIELD.
7. THE EROSION CONTROL (EC) AND BMP MEASURES SHOWN ON THIS PLAN MUST BE IN PLACE PRIOR TO THE START OF GRADING WORK.
8. ALL EC AND BMP MEASURES SHOWN ON THIS PLAN SHALL BE MAINTAINED DURING CONSTRUCTION AND UNTIL PERMANENT STABILIZATION OF THE SITE.



GRADING & EROSION CONTROL PLAN
SCALE: 1"=10'-0"



SEC santoro engineering company

12211 N New Dawn Avenue,
Oro Valley, Arizona, 85755
T 808.772.9450 F 888.480.7540
santoroengineeringcompany.com

31066
GREGORY D. SANTORO
Date Signed: 8-9-17
Expires 3-31-18

This work was prepared by me or under my supervision and construction of this project will be

LEGEND:

- SILT FENCE
- 2468 PROPOSED CONTOUR
- 2468 EXISTING CONTOUR
- PROPERTY LINE
- AREAS TO BE DEMOLISHED

GRAPHIC SCALE:
IF SHEET IS NOT 24"x36"
USE GRAPHIC SCALE

0 2' 5' 10' 20' 30'
Scale: 1"=10'